



"The City Airport is an asset that serves the entire city of Detroit area, including the metro area."

Joyce Holman, community leader and Cluster Board member

Cluster 1 Special Issues Recommendations

Following is a summary of recommendations and development priorities for the Cluster's "special issues" areas, City Airport and the Michigan State Fair grounds. These reflect the Cluster's reinvestment priorities for City Airport and the State Fair, and consider alternative "options" for future reinvestment in these areas.

City Airport

Option #1: No Airport Expansion

It is recommended that the City Airport *not* be expanded, that McNichols be re-opened and that reinvestment in the area be carried out with an eye toward improving the overall quality of life. New housing development should take place in areas of the Cluster that are not in close proximity to the City Airport, nor in the shadow of large-scale industrial developments in the area. Safety, noise and other quality of life factors should guide housing reinvestment decisions in the area. If the Airport does *not* expand, neighborhoods adjacent to the Airport can be revitalized through rehabilitation of existing housing, new infill housing and greenspace. Some neighborhoods experiencing severe residential deterioration due to uncertainty about the Airport expansion should be considered opportunities to explore other, perhaps more compatible uses such as complementary light industrial businesses as well as additional greenspace.

Option #2: With Airport Expansion

While the recommendation is that City Airport not be expanded, in the event that the Airport is expanded, displaced residents should be encouraged to explore housing developments in other parts of the Cluster, particularly those areas targeted for new, large-scale housing development. However, the City should ensure that appropriate relocation support is provided so that displaced residents are compensated fairly for their property and/or relocation expenses. If the Airport is expanded and the surrounding area is no longer suitable for housing, compatible and complementary land uses should be explored. In addition to business parks and other light industrial uses, for example, small to mid-sized motels and restaurants might also be included in redevelopment plans.

Michigan State Fair Grounds

Option #1: Potential Short-term Uses

The Michigan State Fair grounds are currently in use for the annual fair for less than a month out of the entire year. The balance of the year the grounds are occasionally used for other purposes such as

circuses, community fairs and other entertainment related uses. The majority of the time, however, the State Fair grounds are not in use for any reason. The location and size of the site makes it ideal for a variety of other uses the remainder of the time. Possible uses for the site during the off-season might include:

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| ❖ More free concerts | ❖ State campgrounds |
| ❖ Year-round amusement park | ❖ Eastside Mercado |
| ❖ Sports center | ❖ Cultural Center |
| ❖ Horseback riding | ❖ Horticulture training |

It is therefore recommended that these and other non-industrial, *community oriented* uses be further explored to determine the most appropriate and feasible use for the site. Also, the geographic location of the site and current "regional" use points to a need for input beyond Cluster 1 boundaries, at least to include adjacent sectors. Discussions with State government should be initiated to explore proposed alternative uses.

Option #2: Potential Long-Term Uses

While there is no community-based pressure to see the Fair grounds used exclusively for purposes other than the annual fair, following are some suggested uses for the site in the event that at some point the State either relocates or closes the State Fair and makes the land available for local use.

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| ❖ Sports center | ❖ Amusement park |
| ❖ Golf | ❖ Major retail outlet center |
| ❖ Extracurricular activities for children | ❖ Northeast conference center |
| ❖ Community playhouse center | ❖ Ice skating/ roller rink |

Again, further exploration would be required to determine the most appropriate and feasible use for the site. However, it is recommended that any long-term use be for the direct benefit of and enjoyment by community residents and not for industrial uses such as business or office parks.

Next Steps

The reinvestment recommendations described in this section are the beginning of a comprehensive strategy to guide redevelopment in Cluster 1 over the next five to ten years. A number of issues should be kept in mind as the recommendations are reviewed and implementation begins. For instance, where possible the City should work with existing neighborhood organizations and with existing City resources to implement the recommendations. A number of the recommendations are closely linked. Job training programs, for example, need to be established so that Cluster residents have the skills to fill the new jobs envisioned for the Cluster. The comprehensive implementation plan developed should recognize that recommendations relate to one another in terms of content and implementation time frames.

The City should quickly initiate two actions. They are: develop a means to keep residents abreast of the implementation process; and establish an Implementation Team. The Implementation Team, which should include significant representation from the CRS Cluster Boards, would assist the City in reviewing the recommendations and develop detailed work plans for each recommendation. The work plans developed should include specific action steps and time frames, and identify the specific person(s) responsible for implementing the action plan. In addition, the Implementation Team should develop a review and monitoring process to update residents on progress made toward meeting the reinvestment goals.